

CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS

ZONING APPEALS DOCKET FOR TUESDAY, June 6, 2023
IN PERSON HEARING – 417 E Fayette St 8th Floor

See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing*

12:30P.M.-1:00 P.M. GENERAL MEETING *

Extension(s): BMZ2022-137 500 S. Linwood Avenue; Brooke Hutchins.

Reconsideration(s): BMZ2022-416 5002 York Rd; Adam Ruther.

Miscellaneous: BMZ2023-043 1919 McCulloh St; AB Associates deliberation.

Draft Resolutions: 2023-076 3003 Elm Ave; 2023-077 1827 N Fulton Ave; 2023-078 6709 Western Run Dr; 2023-089 115 S Eaton St; 2022-463 4505 Harford Rd; 2023-314 1826 Bank St.

1:00 P.M. ZONING DOCKET

NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2022-421	716 N Duncan	Vali Hasan	To construct a two-story rear addition requiring minimum lot area and rear yard variances
2022-461	711 N Duncan	Vali Hasan	To construct a two-story rear addition requiring minimum lot area and rear yard variances
2023-001	1442 Light St	Tory Destromp	To use ground floor as a body art establishment requiring conditional use approval.
2023-007	703 N Duncan	Vali Hasan	To construct a two-story rear addition requiring minimum lot area and rear yard variances
2023-069	3402 Belair Rd	Trinity Mental Healthcare Services	To use entire premises as a mental health care clinic, requiring conditional use approval.
2023-075	404 E Baltimore	Mirab Mohamed	To use premises as an after-hours establishment requiring conditional use approval.
2023-091	1901 W Baltimore St	Kevin Franklin	To use premises as 4 dwelling units requiring a minimum lot area variance.
2023-094	1701 Baker	Dong Gon Lyo	To use first floor as a grocery and deli establishment requiring conditional use approval.

2023-096	108 W Hill St	East Wing Architects	To construct a four-story rear addition, connecting front structure to rear structure requiring a maximum lot coverage variance
2023-097	127 S Durham	Adam Carballo	To construct a rear deck atop existing courtyard requiring a rear yard variance.
2023-098	1811 Thames	Adam Carballo	To construct a 3 rd floor dormer addition with deck at 3 rd floor rear and rooftop deck requiring rear yard variance.
2023-100	3725 Ellerslie Ave	Homes for America	To construct a new three-story multi-family dwelling (41 DUs) requiring maximum height variance.

*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:

http://cels.baltimorehousing.org/Search_BMZA_Map.aspx

Questions or comments may be sent to:

bmza@baltimorecity.gov

Please note the appeal number and the subject property address in your question or comment.

Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.